

**MINUTES OF THE BOARD OF DIRECTORS OF
THE MIDTOWN REDEVELOPMENT AUTHORITY**

July 8, 2021

A regular meeting of the Board of Directors (the “Board”) of the Midtown Redevelopment Authority (the “Authority”) was held via video and telephonic conferencing on Thursday, July 8, 2021, at 12:30 p.m. The meeting was open to the public. The roll was called of the duly appointed members of the Board, to-wit:

<u>Pos. #</u>	<u>Name</u>	<u>Pos. #</u>	<u>Name</u>
1	Camille Foster	6	Abe Goren
2	Donald Bond	7	Caton M. Fenz
3	Vacant	8	John Thomas
4	Michael F. Murphy	9	Zoe Middleton
5	Al Odom		

and all the above were present except Directors Fenz and Thomas.

Also in attendance were Midtown Staff members: Matt Thibodeaux, Vernon Williams, Kandi Schramm, Todd Edwards, David Thomas, Theresa Gilmore, Marlon Marshall, Mark Sullivan, and Jaime Giraldo, Willie Larry; Barron F. Wallace and Mary Buzak of Bracewell LLP; Peggy Foreman of Burney & Foreman; Algenita Davis, Robert Bradford and Angie Gomez of CCPPI; Rachel Ray and Brian Lozano of Walter P. Moore; Zack Martin of MCMD, Jennifer Curley of the City of Houston; Theola Petteway of Alameda/OST Redevelopment Authority; Interim Executive Director Sean Haley of CCPPI; Katie Dentler of District C; LeRon Wilson of TIRZ#25; Alex Ramirez of Design WorkShop; Tim Busha and Carol Harrison of IDS Engineering; Kristin Blomquist of Masterson Advisor, LLC; Mariana Rashcke of The Goodman Corporation; Joy Fitzgerald, Consultant for CCPPI; Charlotte Knight Marshall of TKG Advisors; and other attendees – David Edwards, Ed Pettit, Paul Burch, Linda Trevino, Monica Aizpurua, John , Rebecca Leonard, Ryan Burns, John Mudd, Taylor Risien, Brian Van Tubergen, Muhammad Ali, Imani Nash, Allen Douglas, Brian Chambers, Iman Nash, Jordan Pacelli Everett, Kristine Bryant, Llewelyn-Davies, Mary Claire Neal, Tamara Sherman, Aris Brown, Uyiosa Elegon, Gabrielle Lansangan, and Mary Kock. There were 83 attendees on the call; thirteen (13) of the attendees failed to introduce themselves and therefore their identities were unknown.

Chairman Odom called the meeting to order and welcomed the guests. He announced, that the meeting was being recorded and stated that **“In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended certain open meeting statutes that require government officials and members of the public to be physically present at a specified meeting location. As a result, governmental entities, such as the Authority and the Zone, are permitted to meet via telephonic meeting. Members of the public are invited to join the telephonic meeting and may make public comments during the public comment portion of the agenda.”**

PUBLIC COMMENTS:

Tamara Sherman of Sun America gave the Board additional information regarding Sun America and asked that the Board consider their firm to be interviewed as an affordable housing developer.

Paul Burch, Uyiosa Elegon, Gabrielle Lansangan Mary Koch and Aris Brown gave public comments. Each encouraged the Board to require Rice Management Company to execute a Community Benefits Agreement exclusively with Houston Coalition Economic Development (HCEED) as a condition to entering into an Economic Development Agreement with Rice Management Company. The speakers suggested that the

project proposed by Rice Management Company will have a significant and negative impact on the adjacent 3rd Ward community and its long-term property owners and residents. They encouraged the Board to support a CBA with HCEED and stated that doing so would allow the Community to hold Rice Management Company accountable.

CONSENT AGENDA FOR THE AUTHORITY:

A. MINUTES FOR MAY 27, 2021;

B. MONTHLY FINANCIAL REPORTS FOR MAY 31, 2021;

C. INVOICES FROM TRUSTEE AND OPERATING ACCOUNTS FOR JUNE 2021;

D. RATIFY ARK OF SAFETY SECURITY FOR 3131 EMANCIPATION AVENUE.

Executive Director Thibodeaux presented the consent agenda. Director Goren made a motion to approve the consent agenda as presented. The motion was seconded by Director Murphy and carried by unanimous vote.

BUDGET FISCAL YEAR 2022.

Kandi Schramm, Administrative Manager and Marlon Marshall, Director, Engineering and Construction presented the Fiscal Year 2022 Budget. Ms. Schramm stated that the financial administrative revenues and expenses were similar to last year's budget. She informed the Board that the Fiscal Year 2022 Budget did not include Harris County's increment revenue as an agreement has not been reached with Harris County and approved by the Board. Mr. Marshall reported on the current projects and new proposed projects for Fiscal Year 2022 which included the following: Brazos Street Reconstruction, Sidewalk Program, Tuam St. Project and the Wheeler St. Program in conjunction with the Federal Transit Authority. Director Goren made a motion to approve the Fiscal Year 2022 Budget. The motion was seconded by Director Foster. Following all discussion, the motion passed by majority vote – Yes _6, No 0, Abstain 1 (Director Middleton),

MIDTOWN AFFORDABLE HOUSING PROGRAM:

AFFORDABLE HOUSING OPERATIONS CAMPUS;

Marlon Marshall reported that Comcast was working to separate the campus into two separate buildings; the office campus and the apartments; for internet purposes. The original design designated the project as one combined building, but after further review and discussions with the team it has been determined that the project needs to have 2 separate internet systems; one for each of the buildings.

CHANGE ORDERS;

Mr. Marshall reported that there were no change orders to be presented at this meeting.

RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT WITH NEW HOPE HOUSING, INC. FOR DEVELOPMENT OF A MULTI-FAMILY HOUSING PROJECT (0 CHACO STREET);

Algenita Davis with CCPPI reported that the team had been working with New Hope Housing, Inc. to construct a development project for a multi-family housing at 0 Chaco Street. The project will consist of a 3 story, 184 low-income rental units of 1 to 2 bedrooms for persons 55 years of age or older. Ms. Davis reported that CCPPI recommends approval of an agreement for the project with New Hope Housing, Inc. and asked that the Board authorize the CCPPI team to negotiate a development agreement

with New Hope Housing, Inc. Peggy Foreman noted that the description of property may change before the final Resolution approving the agreement is signed. Director Goren made a motion to approve the Resolution Authorizing a Development Agreement With New Hope Housing, Inc. for Development of a Multi-Family Housing Project (0 Chaco Street) and authorize CCPPI and attorneys to negotiate the Development Agreement. The motion was seconded by Director Bond and carried by unanimous vote.

RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT WITH THE ITEX GROUP, LLC FOR DEVELOPMENT OF A MULTI-FAMILY HOUSING PROJECT (5510 CALHOUN RD);

Ms. Davis reported that CCPPI evaluated the project and recommends the Board support a Development Agreement with ITEX Group, LLC for multi-family affordable housing consisting of approximately 104 1 to 3 bedrooms rental units to be located at 5510 Calhoun Road. Director Goren made a motion to approve a Resolution Authorizing a Development Agreement with The ITEX Group, LLC for Development of a Multi-Family Housing Project located at 5510 Calhoun Rd and authorize the attorneys to negotiate the Development Agreement. The motion was seconded by Director Murphy and carried by unanimous vote.

AFFORDABLE HOUSING DEVELOPMENT UPDATE.

Mr. Edwards reported that the Montrose Center held its ribbon cutting at the Law Harrington Senior Living Center on June 24, 2021, located at 2222 Cleburne Street. The ribbon cutting was well attended by City officials, Midtown staff and Board and others. He further reported that Mayberry Homes and Cole Klein Builders are making good progress with their respective single-family homes for Qualified Homebuyers and have buyers identified for all of the properties.. Mr. Edwards also reported that CCPPI received six (6) proposals in response to the most recent RFP for development of the 0 Calhoun Street Property. . He stated that more information will be presented to the Board after the RFP responses are reviewed and an evaluated by the CCPPI Team. Mr. Edwards also reported that developers are currently being vetted by the team as potential participants in the program to develop additional single-family homes.

MIDTOWN CAPITAL IMPROVEMENT PROGRAM:

PARKS AND GREENSPACE – WALTER P. MOOR / DESIGN WORKSHOP

BAGBY PARK – STORAGE AND RENOVATIONS

Mr. Marshall reported that the kiosk tenant in Bagby Park is continuing to work on their tenant improvements and anticipate opening in early August.

CHANGE ORDERS

Mr. Marshall reported that there were no change orders to be presented at this meeting.

BALDWIN PARK

Mr. Marshall reported that the Baldwin Park construction bids were due to be turned in on July 18, 2021. The team will review the bids and present their findings to the Board.

CAROLINE STREET RECONSTRUCTION – ESPA CORP/KCI

Mr. Marshall reported that the Contractor had had lost some of the momentum on the Caroline Street Reconstruction project and that he and Executive Director Thibodeaux have been meeting with TxDOT and

the Contractor in an effort to resolve certain issues and get the project to completion. He reported that paving and sidewalk activity continues between Hadley and Pierce Streets. He stated that work on the traffic signals has begun at the intersection of McGowen and Gray Streets . The City of Houston utility work continues to move along.

CHANGE ORDERS

Mr. Marshall presented the following Change Orders:

Change Order #47 for installation of 6-inch fire line near 2808 Caroline Street to provide a temporary solution to provide a waterline connection in the amount of \$83,243.41. Director Goren made a motion to approve Change Order #47 for installation of 6-inch fire line near 2808 Caroline Street to provide a temporary solution to provide a waterline connection in the amount of \$83,243.41.

Change Order with Traffic Systems Construction for relocation of traffic signal conduit that was in conflict with a proposed storm inlet at the Caroline and Elgin Street intersection in the amount of \$6,287.54. Director Goren made a motion to approve the Change Order with Traffic Systems Construction for relocation of traffic signal conduit that was in conflict with a proposed storm inlet at the Caroline and Elgin Street intersection in the amount of \$6,287.54. The motion was seconded by Director Murphy and carried by unanimous vote.

REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL AND ENGINEERING SERVICES.

Mr. Marshall stated that the staff and consultants vetted 57 responses to the Request for Qualifications (RFQ) for Architectural and Engineering Services and preformed an evaluation of the responses. Mr. Marshall reported that the evaluation team, after seeing the number of responses and the qualifications of the firms, decided to create pre-qualified groupings of Architectural and Engineering Firms of which the Midtown staff could choose from as necessary. He reminded the Board that the proposed Pre-Qualified Group of firms were included in the Board packet. Director Goren made a motion to approve the Pre-Qualified Group of firms to provide Architectural and Engineering Services. The motion was seconded by Director Murphy and carried by unanimous vote.


The list of Pre-Qualified firms as approved by the Board is attached as Exhibit A to these minutes.

EXECUTIVE SESSION

There was no executive session for this meeting.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned.

DocuSigned by:

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Caton Fenz, Assistant Secretary
9/10/2021

Date